

056.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

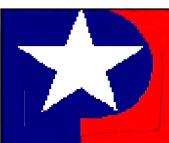
Total Card / Total Parcel

USE VALUE:

1,011,900 / 1,011,900

ASSESSED:

1,011,900 / 1,011,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11-13		HOBBS CT, ARLINGTON

Legal Description						User Acct
						37187
						GIS Ref
						GIS Ref
						Insp Date
						10/19/18

## OWNERSHIP

Unit #:

Owner 1: ROONEY ROBERT A/LIFE ESTATE	
Owner 2: ROONEY NANCY SHALLOW/LIFE EST	
Owner 3:	

Street 1: 11 HOBBS COURT	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

Postal: 02476	Type:
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PREVIOUS OWNER	
Owner 1: ROONEY ROBERT A-NANCY S -	
Owner 2: -	
Street 1: 11 HOBBS COURT	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
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## NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1930, having primarily Wood Shingle Exterior and 2512 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.
OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	B4
o	VEH OR BU
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)																											
Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	Spec	J	Fact	Use Value	Notes	
Code		Fact		Price	Units		Factor	Value	Price			Influ	Mod							Value	Class	%	Land	Code			
104	Two Family		6305	Sq. Ft.	Site			0	70.	0.97	11									426,406							426,400

















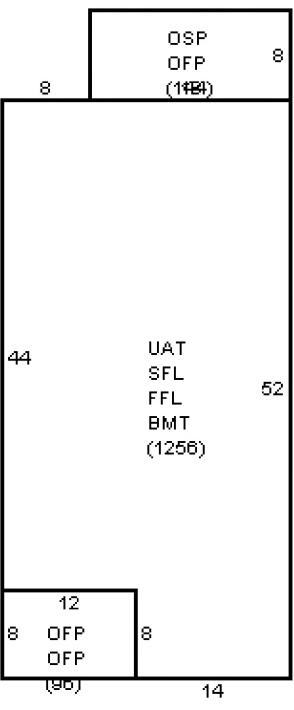








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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>													
Type: 13	- Multi-Garden			Full Bath: 2	Rating: Good																				
Sty Ht: 2A	- 2 Sty +Attic			A Bath:	Rating:																				
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:																				
Foundation: 2	- Conc. Block			A 3QBth:	Rating:																				
Frame: 1	- Wood			1/2 Bath:	Rating:																				
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																				
Sec Wall:				OthrFix:	Rating:																				
Roof Struct: 2	- Hip																								
Roof Cover: 1	- Asphalt Shgl			<b>OTHER FEATURES</b>				1st Res Grid   Desc: Line 1   # Units 1																	
Color: BROWN				Kits: 2	Rating: Good			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O					
View / Desir:				A Kits:	Rating:			Other																	
<b>GENERAL INFORMATION</b>				Fpl: 2	Rating: Good			Upper																	
Grade: C	- Average			WSFlue:	Rating:			Lvl 2																	
Year Blt: 1930	Eff Yr Blt:			<b>CONDOS INFORMATION</b>				Lvl 1																	
Alt LUC:	Alt %:			Location:				Lower																	
Jurisdict:	Fact: .			Total Units:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>													
Const Mod:				Floor:				Exterior:	No Unit	RMS	BRS	FL													
Lump Sum Adj:				% Own:				Interior:	1	6	2														
<b>INTERIOR INFORMATION</b>				Name:				Additions:	1	5	2														
Avg Ht/FL: STD				Phys Cond: GD	- Good			Kitchen:																	
Prim Int Wal	2	- Plaster		Functional:				Baths:																	
Sec Int Wall:				Economic:				Plumbing:																	
Partition: T	- Typical			Special:				Electric:																	
Prim Floors: 3	- Hardwood			Override:				Heating:																	
Sec Floors:				Total:	18.6 %			General:	2	11	4														
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>				<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>									
Subfloor:				Basic \$ / SQ:	180.00			Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Bsmnt Gar:				Size Adj.: 1.06799364									BMT	Basement	1,256	57.080	71,697								
Electric: 3	- Typical			Const Adj.: 0.98980200									FFL	First Floor	1,256	190.280	238,990								
Insulation: 2	- Typical			Adj \$ / SQ: 190.278									SFL	Second Floor	1,256	190.280	238,990								
Int vs Ext:				Other Features: 128000									OPF	Open Porch	336	21.190	7,121								
Heat Fuel: 1	- Oil			Grade Factor: 1.00									UAT	Upper Attic	314	76.110	23,899								
Heat Type: 5	- Steam			NBHD Inf: 1.00000000									OSP	Screen Porch	144	30.440	4,383								
# Heat Sys: 2				NBHD Mod:																					
% Heated: 100				LUC Factor: 1.00									Net Sketched Area:	4,562	Total:	585,080									
Solar HW: NO	Central Vac: NO			Adj Total: 713079									Size Ad	2512	Gross Area	5504	FinArea	2512							
% Com Wal	% Sprinkled			Depreciation: 132633																					
				Depreciated Total: 580447																					
<b>MOBILE HOME</b>				Make:				Serial #:				Year:	Color:			<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>					
<b>SPEC FEATURES/YARD ITEMS</b>																<b>PARCEL ID</b> 056.0-0002-0003.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
3	Garage	D	Y	1	20X20	A	AV	1930	21.25	T	40	104			5,100			5,100							
More: N	Total Yard Items:	5,100		Total Special Features:				Total:	5,100																